

Campbell's Estate Agents  
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128 Hastings Road, Battle, East Sussex TN33 0TW

**£465,000 freehold**

Situated on the outskirts of Battle yet close to the historic High Street and mainline station is this two bedroom detached single storey property that has two reception rooms and large level gardens with off-road parking, a garage and south facing gardens.

Detached Bungalow  
Conservatory

Large and Level Garden  
Garage

Two Bedrooms  
Close to High Street

Two Reception Rooms



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## Description

An excellent opportunity to purchase a detached two bedroom bungalow that sits amidst large and level gardens that back onto open countryside with a south facing aspect. Requiring general modernisation, the accommodation is well laid out around a large reception hall with two reception rooms, a conservatory and two double bedrooms. It is thought the property offers excellent potential to be enlarged or altered, subject to any necessary consents and viewing is essential to appreciate the location, large gardens and southerly aspect.

## Directions

From Battle proceed south along the Hastings Road where 128 will be seen on the right hand side.  
What3Words: ///indicates.undulation.submitted

## THE ACCOMMODATION

Comprises double glazed door to

## ENTRANCE PORCH

Panelled and stained glass door through to

## INNER HALL

Cupboard with shelving, multi-paned glazed door to



## RECEPTION HALL

11' 8" x 10' 1" (3.56m x 3.07m) With loft access, shelving, double cupboard with hanging and slatted shelves, connecting doors to all the principle accommodation.

## LIVING ROOM

14' 0" x 13' 2" (4.27m x 4.01m) With bay window to front and central coal effect gas fire, picture rail.

## KITCHEN

10' 0" x 8' 10" (3.05m x 2.69m) With window and door to side porch, fitted with a range of wood fronted base and wall mounted cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, fitted double oven, four ring hob with stainless steel sink, serving hatch through to dining room.

## DINING ROOM

14' 0" x 10' 0" (4.27m x 3.05m) With window to side and double doors opening through to the conservatory, central brick open fireplace with tiled hearth.

## CONSERVATORY

12' 0" x 8' 6" (3.66m x 2.59m) On brick base below a polycarbonate roof with double glazed UPVC windows and sliding doors onto the garden.



## BATHROOM

7' 3" x 6' 1" (2.21m x 1.85m) With obscured window to rear, fitted with a coloured suite of panelled bath, vanity sink unit.



## BEDROOM 1

12' 0" x 12' 0" (3.66m x 3.66m) Window to front.



## BEDROOM 2

12' 0" x 10' 5" (3.66m x 3.17m) With window taking in views to the rear.



## SIDE PORCH/UTILITY AREA

9' 0" x 8' 6" (2.74m x 2.59m) Of double glazed construction below a polycarbonate roof with space and plumbing for appliances.

## GARAGE

16' 6" x 9' 0" (5.03m x 2.74m) With double hinged doors and wall mounted gas fired boiler.

## OUTSIDE

The property is approached over a driveway that gives access to the garage and provides parking. The front garden is hedge enclosed with areas of level lawn interspersed with pathways and planted flower beds. Access is given to either side of the property.

The gardens extends out to the rear enjoying a southerly aspect and provide a large area of patio, creeper covered walkway. Two detached sheds. Established flower beds and backing onto open countryside.



**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.